

BOARD OF DESIGN REVIEW MINUTES

December 13, 2001

CALL TO ORDER: Chairman Walter Lemon III called the meeting to order at 6:32 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive

ROLL CALL: Present was Chairman Walter Lemon III. Board Members Hal Beighley, Anissa Crane, Monty Edberg, Ronald Nardoza, Ashetra Prentice and Stewart Straus were excused.

Associate Planner Tyler Ryerson and Recording Secretary Sandra Pearson represented staff.

VISITORS:

Chairman Lemon read the format for the meeting and asked if any member of the audience wished to address the Board on any non-agenda item. There was no response.

OLD BUSINESS:

CONTINUANCES:

Chairman Lemon opened the Public Hearing and read the format of the hearing. There were no disqualifications of Board Members. No one in the audience challenged the right of any Board Member to hear any agenda items or participate in the hearing or requested that the hearing be postponed to a later date. He asked if there were any ex parte contact, conflict of interest or disqualifications in any of the hearings on the agenda.

A. HOME DEPOT

(Applications withdrawn)

The following land use applications have been submitted for an approximately 105,500 square foot commercial building, a 14,700 square foot garden center, and 194 space parking structure on approximately 7.82 acres of land located at 5150 SW Western Avenue. The development proposal is located on Assessor's Map 1S1-14CB on Tax Lot's 1000 and 1100 and is zoned Campus Industrial (CI) with a Development Control Area (DCA) overlay district.

1. BDR 99-00231 -- TYPE 3 DESIGN REVIEW

Request for Design Review approval of a proposed commercial project. The proposal includes a new building, parking structure, sidewalks, and associated landscaping.

2. VAR 2001-0005 – DESIGN VARIANCE

The applicant requests approval of a Design Variance to allow more than the 60% maximum lot coverage as allowed in the Campus Industrial zone for an additional 7% building coverage over the maximum lot coverage requirement.

Associate Planner Tyler Ryerson reported that the applicant had requested that both of these applications be withdrawn.

Chairman Lemon accepted the withdrawal of BDR 99-00231 – Home Depot at 5150 SW Western Avenue Type 3 Design Review.

Chairman Lemon accepted the withdrawal of VAR 2001-0005 – Home Depot at 5150 SW Western Avenue Design Variance.

NEW BUSINESS:**PUBLIC HEARINGS:****A BDR 2001-0145 -- SW 170TH AVENUE & BASELINE ROAD APARTMENTS**

(Request for continuance to February 14, 2002)

Applicant requests Design Review approval to construct a 120-unit apartment complex. The proposal will include the construction of twenty buildings, an access road, lighting, and associated landscaping. The Board of Design Review, during a public hearing, will review the overall design of this request including buildings, landscaping, street layout, and lighting design. The development proposal is located at on 16880 SW Baseline Road; Washington County Assessor's Map 1S1-16DA on Tax Lot 500. The affected parcel is zoned Station Community – Mixed Use (SC-MU) and are approximately a total of 3.4 acres in size. Action for a decision on this application shall be based upon the approval criteria listed in Section 40.10.15.3.C.

Associate Planner Tyler Ryerson observed that the applicant had requested that this application be continued to February 14, 2002.

At the request of the applicant and due to the lack of a quorum, Chairman Lemon granted the continuance of BDR 2001-0145 – SW 170th Avenue and Baseline Road Apartments Type 3 Design Review to a date certain of February 14, 2002.

B. BDR 2001-0155 -- HOME DEPOT AT BEAVERTON/HILLSDALE HIGHWAY

(Request for continuance to January 24, 2002)

Applicant requests Design Review approval to construct two buildings. Building one is proposed to be an approximately 137,140-foot retail facility for Home Depot. Building two is proposed to be an approximately 12,475 square foot restaurant occupied by Chuck E. Cheese's Pizza. The Home Depot proposal includes the construction of a loading facility, parking area, garden center, and associated landscaping. The Chuck E. Cheese proposal includes the loading area, parking and associated landscaping. The development proposal is located at on 4401 SW 110th Avenue; Washington County Assessor's Map 1S1-15AA on Tax Lot 6600. The affected parcel is zoned Community Service (CS) and is approximately 12 acres in size. Action for a decision on this application shall be based upon the approval criteria listed in Section 40.10.15.3.C.

Associate Planner Tyler Ryerson stated that the applicant had requested that this application be continued to January 24, 2002.

At the request of the applicant and due to the lack of a quorum, Chairman Lemon granted the continuance of BDR 2001-0155 – Home Depot at Beaverton/Hillsdale Highway Type 3 Design Review to a date certain of January 24, 2002.

MISCELLANEOUS BUSINESS:

The meeting adjourned at 6:35 p.m.